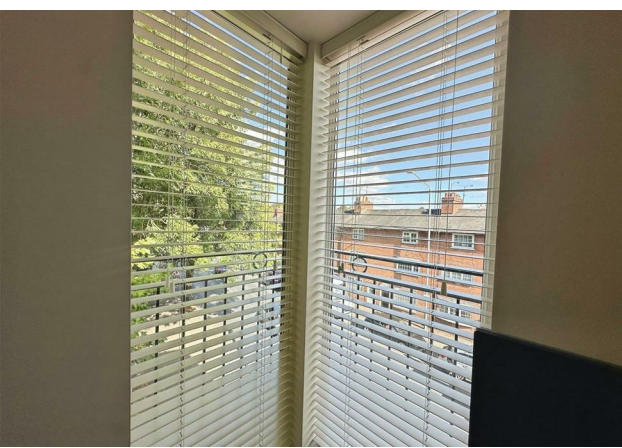




WOODVILLE COURT, COVENTRY ROAD

complete ●●●
SALES & LETTINGS





A stylish and exceptionally spacious 926 sqft penthouse apartment, beautifully positioned on the edge of Priory Park and within walking distance of Warwick Castle, the historic town centre, St Nicholas Park and only a four-minute walk to the train station offering excellent commuter links. Built in 2005, with 102 years remaining on the lease, the property combines modern design with convenience. Inside, the welcoming reception hall provides useful space that could be adapted as a study area, leading to a large open-plan lounge kitchen diner ideal for entertaining. There are two generously proportioned double bedrooms, each with fitted wardrobes and en-suite facilities, ensuring comfort and privacy. Additional benefits include gated allocated parking, a light-filled aspect, and the rarity of being offered with no onward chain, making this an excellent opportunity for both homeowners and investors alike.

It's in the details...

Approach

To access development is either the pedestrian secure keypad entry gate or the remote controlled vehicle gates that lead into the allocated Parking.

Communal Entrance

Glass door with intercom leads to the stairwell to the second floor apartment.

Reception Hall

A veneer wood fire door leads into the reception hallway which has fitted door matting, a storage cupboard with the electric hot water tank and shelving, along with a further deep cloak storage cupboard. There is also a main carpeted area with a night storage heater and intercom. This area could be utilised as office space or further seating area. It has veneer doors through to the lounge kitchen diner, two bedrooms and the Jack-N-Jill en-suite.

Lounge Kitchen Diner

A very spacious open plan space which has a unique full height double glazed corner window, a uPVC double window to the front and uPVC double glazed Juliet balcony with railings to the side. There is a wall mounted night storage heater and the kitchen area has dark timber effect units with stainless steel handles, worktop that includes a breakfast bar and a one and a half bowl stainless steel sink with a mixer tap, an electric oven with four ring electric hob and an extractor. There is tiled splash-back, with under counter lighting, a fitted fridge freezer, a fitted washing machine and a fitted dishwasher. Tiled flooring, down-lights and a uPVC double glazed window.

Bedroom One

A spacious double bedroom which has two sets of double fitted wardrobes, wall mounted electric heater, a uPVC double glazed window to the side elevation and uPVC double glazed Juliet balcony with railings to the side. Door through to the en-suite.

En-Suite

Fitted with a glass shower cubicle with mains thermostatic shower, a pedestal hand wash basin, toilet, tile flooring, an electric shaver point, an extractor, a Dimplex electric heater and a uPVC double glazed window.

Bedroom Two

A spacious double bedroom with an electric heater, two sets of double door wardrobes, a uPVC double glazed Juliet balcony with railings and door through to the Jack-N-Jill bathroom.



Jack-N-Jill Bathroom

A white suite comprising of a bath, with a glass shower screen and a thermostatic shower. There is a toilet and a pedestal hand wash basin, tiled back-splash, down-lights and an extractor. Door also to the hallway.

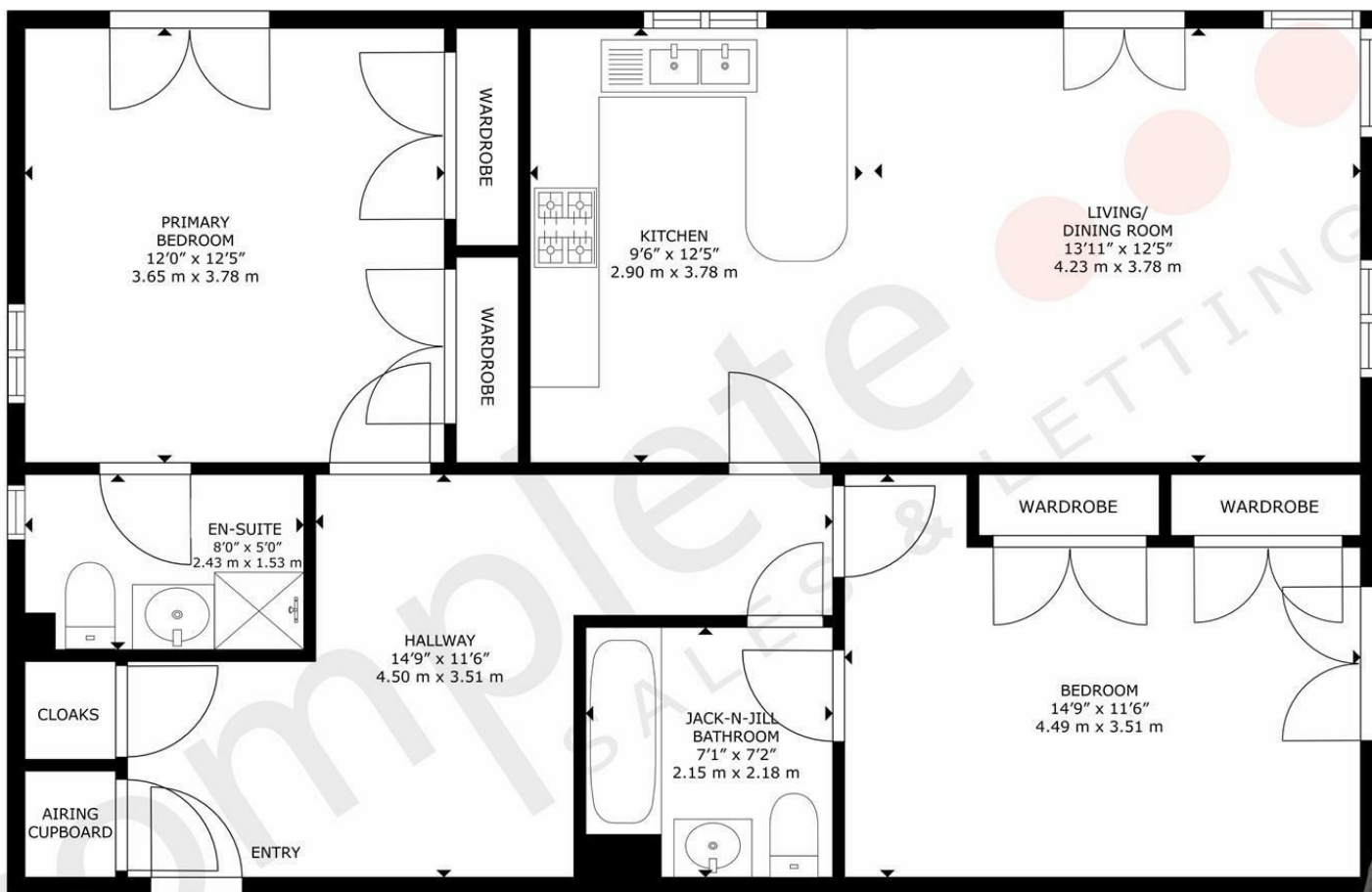
Outside & Parking

The property comes with an allocated parking space there is some communal garden.

Location

- The local schools are excellent: Coten End Primary is just over a 5 minute walk away and Myton Secondary School is 0.75 miles away.
- It's a short walk to Warwick Railway Station, and the local bus routes are very good, with a bus stop on Coten End and Coventry Road.
- A short walk to 2 fantastic parks: St Nicholas Park (with a children's playground, crazy golf, children's rides and a café) and Priory Park (a natural park with meadow and woodland walks) on the doorstep.
- Warwick Racecourse is also only about 1.5 miles away and is a lovely spot for a walk.
- There are several great pubs within walking distance, including The Bowling Green, The Black Pug, The Wild Boar, The Roebuck and The Saxon Mill.
- There are at least 4 lovely cafes within a 10-minute walk.
- Smith Street, with lots of independent shops and restaurants, is also a 5





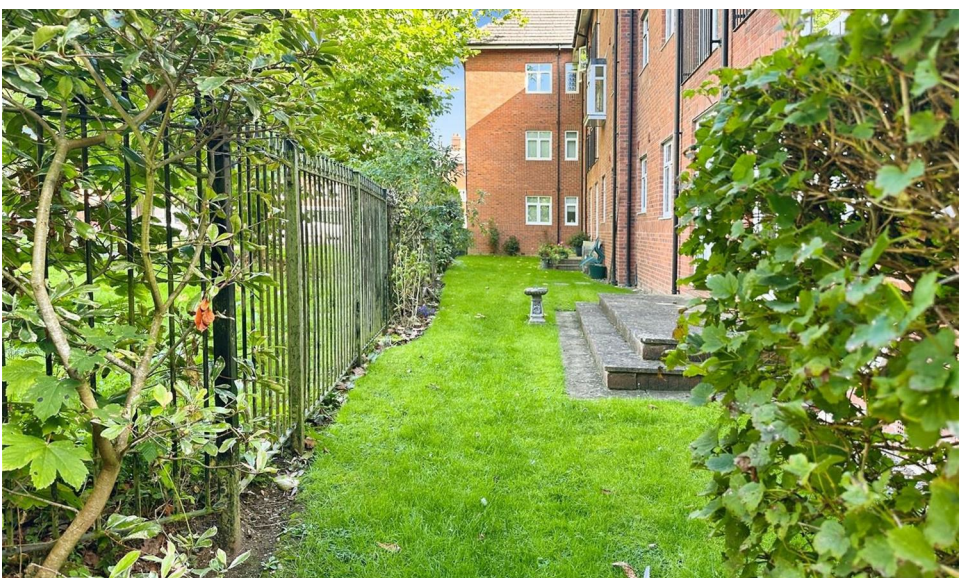
FLOOR PLAN

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GROSS INTERNAL AREA
FLOOR PLAN: 926 sq. ft, 86 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



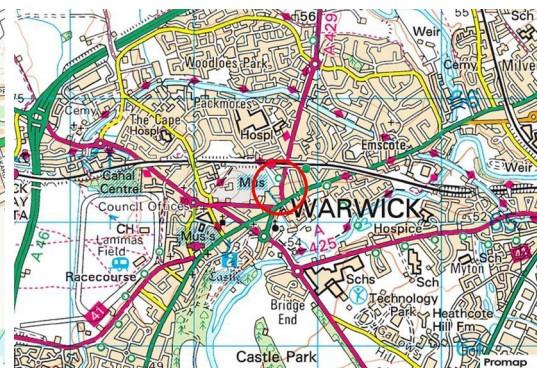
minute walk away.

- Warwick Square (with lots more pubs, restaurants and weekly market) is a 10-15-minute walk



- Penthouse Apartment
- Two Double Bedrooms With Wardrobes
- Large Reception/Study Hall
- 102 Years Lease remaining
- 4 Minute Walk To Station

- Spacious 926 sqft
- Two Bathrooms
- Lounge Kitchen Diner
- Allocated Parking
- Offered no Onward Chain



WOODVILLE COURT, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
76	79
England & Wales	
EU Directive 2002/91/EC	

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